		7					
Borrower/Client	Paris N Winston	-		File No.	Order #P	W0117	
Property Address	15104 Woodlawn Ave						
City	Dolton	County Cook	State	IL	Zip Code	60419	
Client	Paris N Winston						

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Main File No. Order #PW0117

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ARDIMS Ruben D Montoya 9324 Linder Ave Morton Grove, IL 60053

Attn. Paris N Winston

15104 Woodlawn Ave, Dolton, IL 60419

Re: Property: 15104 Woodlawn Ave

Dolton, IL 60419

Borrower: Paris N Winston File No.: Order #PW0117

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership, and as of January 11, 2017.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

I personally inspected this property for which I have reached an estimate of value of \$83,500.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincere

Ruben D Montoya

Certified Residential Real Estate Appraiser

Illinois License #556.003628

Ruben Montoya (773) 216-3699 Main File No. Order #PW0117 Page # 2 of 31

Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit

Small Residential Income Property Appraisal Report 510 # Order #DW0117

The purpose of this summary appraisal repo	ort is to provide the lender/client with an acc	curate, and adequately supported, op	inion of the market value	of the subject property.
Property Address 15104 Woodlawn Av		City Dolton	State IL	Zip Code 60419
Borrower Paris N Winston		Paris N Winston	County Cook	•
	in Calumet Terrace, North 515.1 ft, V		<u>f Section 11 Townshi</u>	p 36 North, Range 14
Assessor's Parcel # 29-11-312-052-00	00	Tax Year 2015	R.E. Taxes \$ 9	9,904
Neighborhood Name Calumet		Map Reference 16974	Census Tract 8	3263.04
	ant Chaoial Accocaments C			
		0.00 PU	D HOA\$0	per year per month
Property Rights Appraised 🔀 Fee Simple	Leasehold Other (describe)			
Assignment Type  Purchase Transaction	Refinance Transaction 🔀 Other (d	escribe) Market value for perso	nal purposes	
Lender/Client Paris N Winston		Woodlawn Ave, Dolton, IL 604		
				Yes 🖂 No
Is the subject property currently offered for sale		•	appraisar?	Yes 🔀 No
Report data source(s) used, offering price(s), a	and date(s). MRED, Cook County Ta	ax Records		
I did did not analyze the contract for	r sale for the subject purchase transaction. Exp	lain the reculte of the analysis of the co	ntract for cale or why the a	nalveie wae not
-		-	-	maryoro wao not
performed. No contract of sale has be	een agreen on the subject property o	r was avaliable to the appraise	r.	
Contract Price \$ N/A Date of Con	itract N/A Is the property seller t	he owner of public record? Yes	No Data Source(s)	N/A
Is there any financial assistance (loan charges,		•		☐ Yes ⊠ No
,		ance, etc.) to be paid by any party on b	enan or the borrower:	☐ 163
If Yes, report the total dollar amount and descri	ibe the items to be paid.			
Note: Race and the racial composition of th	no noighborhood are not appraisal factors			
		· · · · · · · · · · · · · · · · · · ·	A 411 211 2 2 2 2	
Neighborhood Characteristics		lousing Trends	2-4 Unit Housing	Present Land Use %
Location 🖂 Urban 🗌 Suburban 🔲	Rural Property Values Increasing	Stable Declining	PRICE AGE	One-Unit 82 %
Built-Up 🔀 Over 75% 🗌 25-75%	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit 10 %
	1117		. , , , ,	
Growth Rapid Stable	Slow Marketing Time 🖂 Under 3 m	ths 3-6 mths Over 6 mths	50 Low 36	Multi-Family 3 %
Neighborhood Boundaries Main street to	o north, Chicago Road to west, 154th	n Street to south and Ford	140 High 117	Commercial 5 %
Memorial (I-94) Expressway to east.	,		74 Pred. 48	Other 0 %
· · · · · · · · · · · · · · · · · · ·				
	theast side. Residential area compris			
all dwellings project average appeal	to potential buyers in this area. Servi	ices and conveniences (two sc	hools, two parks, one	public library,
shoppings at Sibley Boulevard, cente	ers of worship and access to public to	ransportation and to the I-94 ex	(pressway) are within	one mile from the
subject site.				
Market Conditions (including support for the ab	ove conclusions) Conventional/FHA	loans and some cash purchas	ses are typical in this	market now. Seller
concesions are not predominant in the	ne area but 2-3% are quite common.	Overall, values of 2-4-Flat buil	dings declined approx	x. 14.6% in this area
during the past 24 months. No unusu		• •		
currently offered for sale was found.	Predom. market time of closed deals	s is under three months. Many	REO sales/listings we	ere found in the area.
Dimensions 50 x 136 Subject to survey	v. Area 6.800 sf	Shape Rectangula	ar View Re	esidential
				boldoffilal
Specific Zoning Classification R-4	Zoning Description 7	wo-Family Dwelling District		oolaomaa
Specific Zoning Classification R-4 Zoning Compliance ⊠ Legal □ Legal Non	Zoning Description 7 nconforming (Grandfathered Use)	wo-Family Dwelling District  g		
Specific Zoning Classification R-4	Zoning Description 7 nconforming (Grandfathered Use)	wo-Family Dwelling District  g	Yes \_ No If No, des	
Specific Zoning Classification R-4 Zoning Compliance ⊠ Legal □ Legal Non	Zoning Description 7 nconforming (Grandfathered Use)	wo-Family Dwelling District  g		
Specific Zoning Classification R-4  Zoning Compliance ⊠ Legal □ Legal Non Is the highest and best use of subject property	Zoning Description T aconforming (Grandfathered Use)	wo-Family Dwelling District  ng	Yes No If No, des	scribe
Specific Zoning Classification R-4  Zoning Compliance ⊠ Legal □ Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)	Zoning Description Toconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the Control of the Contro	wo-Family Dwelling District  g	Yes No If No, des	scribe  Public Private
Specific Zoning Classification R-4 Zoning Compliance ⊠ Legal ☐ Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity ☑ ☐	Zoning Description T aconforming (Grandfathered Use) No Zonin as improved (or as proposed per plans and sp Public Other (de Water	wo-Family Dwelling District  ng   Illegal (describe) ecifications) the present use?     escribe)   Off-site Improvement   Street Aspl	Yes No If No, desource No If No If No, desource No If No If No, desource No If No	scribe
Specific Zoning Classification R-4  Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Sas	Zoning Description Toconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the Control of the Contro	wo-Family Dwelling District  g	Yes No If No, desorted No	Scribe  Public Private
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Specific Zoning Classification R-4  Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Sas	Zoning Description Tonconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spound of the following specific	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Asplander Alley Non FEMA Map # 17031C0752J  In If No, describe	Yes No If No, desoverments - Type halt e FEMA Map	Public Private  Date 8/19/2008
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Specific Zoning Classification R-4 Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and/or off-site improvements ty Are there any adverse site conditions or externations.	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the public of the results of the public of the pu	wo-Family Dwelling District  ng	Yes No If No, description	Public Private  Date 8/19/2008  If Yes, describe  materials/condition
Specific Zoning Classification R-4  Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Gas TEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units Two Three Four	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spont of the property	wo-Family Dwelling District ng lllegal (describe) ecifications) the present use?  Street Asplance Alley Non FEMA Map # 17031C0752J lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc	Yes No If No, description  No If No, description  No If No, description  No If No, description  FEMA Map  Yes No  S/condition Interior  Floors	Public Private  Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg.
Specific Zoning Classification R-4  Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Gas Yes  FEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements by  Are there any adverse site conditions or externation  General Description  Units Two Three Four  Accessory Unit (describe below)	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the proposed of the pro	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Asplance Alley Non FEMA Map # 17031C0752J  lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick/Avera	Yes No If No, description  No If No, description  No If No, description  No If No, description  PEMA Map  Yes No  S/condition Interior  Prete/Avg. Floors  age Walls	Public Private  Date 8/19/2008  If Yes, describe  materials/condition  Hwood-Crmc/Avg. Drywall/Average
Specific Zoning Classification R-4  Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Gas TEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements by  Are there any adverse site conditions or externs  General Description  Units Two Three Four  Accessory Unit (describe below)  # of Stories 3 # of bldgs. 1	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the proposed of the pro	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Aspl Alley Non FEMA Map # 17031C0752J  lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick/Avera Roof Surface Asphalt shi	Yes No If No, description  No If No, description  No If No, description  No If No, description  PEMA Map  Yes No  S/condition Interior  Perete/Avg. Floors  age Walls  ngle/Avg. Trim/Finish	Public Private  Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg.
Specific Zoning Classification R-4  Zoning Compliance Legal Legal Non Is the highest and best use of subject property  Utilities Public Other (describe)  Electricity Gas TEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements by  Are there any adverse site conditions or externs  General Description  Units Two Three Four  Accessory Unit (describe below)  # of Stories 3 # of bldgs. 1	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the proposed of the pro	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Aspl Alley Non FEMA Map # 17031C0752J  lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick/Avera Roof Surface Asphalt shi	Yes No If No, description  No If No, description  No If No, description  No If No, description  PEMA Map  Yes No  S/condition Interior  Perete/Avg. Floors  age Walls  ngle/Avg. Trim/Finish	Public Private Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg. Drywall/Average Pnted-Stn wd/Avg.
Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public Other (describe)  Electricity  Gas  Yes  FEMA Special Flood Hazard Area  Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units  Two  Three  Four  Accessory Unit (describe below)  # of Stories 3  # of bldgs. 1  Type  Det.  Att.  S-Det./End Unit	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the proposed of the proposed per plans and spontage of the	wo-Family Dwelling District ng lllegal (describe) ecifications) the present use?  Street Aspl Alley Non FEMA Map # 17031C0752J lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick/Avera Roof Surface Asphalt shi Gutters & Downspouts Aluminum/	Yes No If No, description  No If No, description  No If No, description  No If No, description  PEMA Map  Yes No  S/condition Interior  Prete/Avg. Floors  Average Walls  Average Bath Floor	Public Private Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg. Drywall/Average Pnted-Stn wd/Avg. Ceramic/Average
Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public Other (describe)  Electricity  Gas  Yes  FEMA Special Flood Hazard Area Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units  Two  Three Four  Accessory Unit (describe below)  # of Stories 3 # of bldgs. 1  Type Det. Att. S-Det./End Unit  Existing Proposed Under Const.	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the proposed of	wo-Family Dwelling District ng lllegal (describe) ecifications) the present use?  Escribe)  Off-site Improver Asplants Alley Non FEMA Map # 17031C0752J  Io If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conce Exterior Walls Brick-Avera Roof Surface Asphalt shi Gutters & Downspouts Aluminum/ Window Type Wood/Avel	Yes No If No, description  No If No, description  No If No, description  No If No, description  FEMA Map  Yes No  No  S/condition Interior  Firete/Avg. Floors  Floors  Age Walls  Ingle/Avg. Trim/Finish  Average Bath Floor  Fage Bath Wainscription	Public Private Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg. Drywall/Average Pnted-Stn wd/Avg. Ceramic/Average ot Ceramic/Average
Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public Other (describe)  Electricity  Gas  Yes  FEMA Special Flood Hazard Area  Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units  Two  Three  Four  Accessory Unit (describe below)  # of Stories 3  # of bldgs. 1  Type  Det.  Att.  S-Det./End Unit	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spontage of the proposed of the pro	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Aspl Alley Non FEMA Map # 17031C0752J lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick-Conc Exterior Walls Brick-Avera Roof Surface Asphalt shi Gutters & Downspouts Aluminum/, Window Type Wood/Avera	Yes No If No, description  No If No, description  No If No, description  No If No, description  FEMA Map  Yes No  S/condition Interior  Frete/Avg. Floors  age Walls  ngle/Avg. Trim/Finish  Average Bath Floor  rage Bath Wainscription	Public Private Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg. Drywall/Average Pnted-Stn wd/Avg. Ceramic/Average
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Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public  Other (describe)  Electricity  Gas  Yes  FEMA Special Flood Hazard Area  Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units  Two  Three  Four  Accessory Unit (describe below)  # of Stories  3  # of bldgs. 1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.  Design (Style)  3-Flat/2-Story  Year Built  1968	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spont of the public of t	wo-Family Dwelling District  Ing Illegal (describe)  ecifications) the present use?  Escribe)  Off-site Improver Asplance  Alley Non  FEMA Map # 17031C0752J  Io If No, describe  mental conditions, land uses, etc.)?  Exterior Description materials  Foundation Walls Brick-Conce  Exterior Walls Brick-Avera  Roof Surface Asphalt shi  Gutters & Downspouts Aluminum/  Window Type Wood/Avera  Streens Aluminum/  Street Asplance  Mindow Type Wood/Avera  Mindow Type Wood/Avera  Streens Aluminum/  Mindow Type Aluminum/  Mindow Type Aluminum/  Streens Aluminum/  Mindow Type Alumin	Yes No If No, description  FEMA Map  Yes No  No  S/condition Interior  Frete/Avg. Floors  Average Walls  Ingle/Avg. Trim/Finish  Average Bath Floor  Frage Bath Wainscription  Frage Bath	Public Private Date 8/19/2008  If Yes, describe  materials/condition Hwood-Crmc/Avg. Drywall/Average Pnted-Stn wd/Avg. Ceramic/Average ot Ceramic/Average Car Storage
Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public  Other (describe)  Electricity  Gas  Yes  FEMA Special Flood Hazard Area  Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units  Two  Three  Four  Accessory Unit (describe below)  # of Stories  # of bldgs. 1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.  Design (Style)  3-Flat/2-Story  Year Built  1968  Effective Age (Yrs) 48	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spont of the public of the market area? Sanitary Sewer of the public of the market area? Yes of the public of the pu	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Aspi Alley Non FEMA Map # 17031C0752J  lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick/Avera Roof Surface Asphalt shi Gutters & Downspouts Aluminum/, Window Type Wood/Avera Storm Sash/Insulated Wood/Avera Storens Aluminum/, Amenities	Yes No If No, description  PEMA Map  Yes No  No  S/condition Interior  Prete/Avg. Floors  age Walls  ngle/Avg. Trim/Finish  Average Bath Floor  rage Bath Wainscription  rage Bath Wainscription  rage Driveway	Public Private  Date 8/19/2008  If Yes, describe  materials/condition  Hwood-Crmc/Avg.  Drywall/Average  Pnted-Stn wd/Avg.  Ceramic/Average  Ot Ceramic/Average  Car Storage  / # of Cars 5
Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public  Other (describe)  Electricity  Gas	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spont of the public of t	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Aspi Alley Non FEMA Map # 17031C0752J  lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick-Avera Roof Surface Asphalt shi Gutters & Downspouts Aluminum/ Window Type Wood/Aver Storm Sash/Insulated Wood/Aver Screens Aluminum/ Amenities  Fireplace(s) # 0 Woodsto	Yes No If No, description  PEMA Map  Yes No  No  S/condition Interior  Prete/Avg. Floors  Rage Walls  Noreage Walls  Average Bath Floor  Rage Bath Wainscription  Rage None  None  Driveway  No(s) # 0 Driveway Suite	Public Private  Date 8/19/2008  If Yes, describe  materials/condition  Hwood-Crmc/Avg.  Drywall/Average  Pnted-Stn wd/Avg.  Ceramic/Average  Ot Ceramic/Average  Car Storage  / # of Cars 5  rface Asphalt
Specific Zoning Classification R-4  Zoning Compliance  Legal  Legal Non Is the highest and best use of subject property  Utilities  Public  Other (describe)  Electricity  Gas  Yes  FEMA Special Flood Hazard Area  Yes  Are the utilities and/or off-site improvements ty  Are there any adverse site conditions or externation  General Description  Units  Two  Three  Four  Accessory Unit (describe below)  # of Stories  # of bldgs. 1  Type  Det.  Att.  S-Det./End Unit  Existing  Proposed  Under Const.  Design (Style)  3-Flat/2-Story  Year Built  1968  Effective Age (Yrs) 48	Zoning Description Taconforming (Grandfathered Use) No Zoning as improved (or as proposed per plans and spont of the public of the market area? Sanitary Sewer of the public of the market area? Yes of the public of the pu	wo-Family Dwelling District  ng lllegal (describe) ecifications) the present use?  Street Aspi Alley Non FEMA Map # 17031C0752J  lo If No, describe mental conditions, land uses, etc.)?  Exterior Description materials Foundation Walls Brick-Conc Exterior Walls Brick/Avera Roof Surface Asphalt shi Gutters & Downspouts Aluminum/, Window Type Wood/Avera Storm Sash/Insulated Wood/Avera Storens Aluminum/, Amenities	Yes No If No, description  PEMA Map  Yes No  No  S/condition Interior  Prete/Avg. Floors  Rage Walls  Noreage Walls  Average Bath Floor  Rage Bath Wainscription  Rage None  None  Driveway  No(s) # 0 Driveway Suite	Public Private  Date 8/19/2008  If Yes, describe  materials/condition  Hwood-Crmc/Avg.  Drywall/Average  Pnted-Stn wd/Avg.  Ceramic/Average  Ot Ceramic/Average  Car Storage  / # of Cars 5
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Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit

Small Residential Income Property Appraisal Report File # Order #PW0117

Does the pr			, uu.o.	ioo oonan	ions in	nat affect i	liie iivabiii	ty, soundness, or st	liuotuiai	IIILEGIIL	y of the pr	operty:i	62 F	$\times$ NO IT	Yes, des	cribe.	
Does the nr	onerty generally	conform	to the	neighborh	nood (f	functional	utility et	le, condition, use, o	onetruc	tion et	- 12	⊠ Yes □ No	If No	o, describe	<u> </u>		
Docs the pr	oporty gonorany	COIIIOIIII	1 10 1110	Ticigribori	1000 (1	iunctional	utility, Sty	io, condition, aso, t	Jonatiuo	tion, ot	., :	<u> </u>	11 110	, 40301100	<i>)</i> ,		
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Is the prope	erty subject to rei	nt contro	ol?	Yes	$\boxtimes$	] No l	f Yes, des	cribe									
						milar, and	d proxima	te comparable ren	tal prop	erties	to the sul	bject property. Thi	s ana	alysis is i	ntended	to suppo	rt the
	the market ren				πy.												
	ATURE		SUBJE	CT		COMPA	ARABLE P	ENTAL # 1		COMP	ARABLE R	ENTAL # 2		COMP	ARABLE F	RENTAL #	<del>!</del> 3
	5104 Woodla		е														
Proximity to	olton, IL 604° Subject	19															
Current Mor		\$						\$				\$				\$	
Rent/Gross		\$		sq.ft.				\$ sq.ft.				\$ sq.ft.				\$	sq.ft.
Rent Contro	)	Yes	l 🖂 8	Vo	□ \	Yes 🖂 I	No			s 🖂 I	No			Yes 🖂	No		•
Data Source		Inspec	ction/0	Owner													
Date of Leas		Annua															
Location		Avera	ge														
Actual Age Condition		49															
Gross Build		Averag	ge	3,855													
טוועם פפטיוע				Size			Size		_		Size		_		Size		
Unit Breakd	own	Rm Cou	ınt	Sq. Ft.	Rm C	Count	Sq. Ft.	Monthly Rent	Rm Co	unt	Sq. Ft.	Monthly Rent	Rm	Count	Sq. Ft.	Mont	hly Rent
		Tot Br	Ba	3,855	Tot	Br Ba			Tot Br	Ba			Tot	Br Ba			
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Unit # 4 Utilities Incl	udod							\$				\$				\$	
Othities inci	uucu																
Analysis of	rental data and	suppo	rt for e	estimated	marke	et rents f	or the ind	lividual subject uni	ts repor	ted bel	ow (includ	ding the adequacy	of th	ne compa	rables, re	ntal cond	essions,
etc.) No	ot developed.							ŕ			`	, ,		•			
4																	
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Rent Sched			t recon	cile the ap	plicab	ole indicat	ed monthl	y market rents to pr	ovide ar	opinio	n of the m	arket rent for each (				ty.	
Rent Scheo		ses		cile the ap	pplicab	ole indicat		Actual Rents	ovide ar	•			Opir	ion of Ma			
	Lea	ses Lease I	Date		pplicab		Pe	Actual Rents r Unit	rovide ar	Tot	al	P		ion of Ma	rket Rent	To	otal ents
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Unit # 1 2	Lea	ses Lease I	Date			Unfurr	Pe	Actual Rents r Unit Furnished		Tot	al ts	P Unfurnished	Opir er Un	ion of Ma	rket Rent	To Re	
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Small Residential Income Property Appraisal Report

File # Order #PW0117 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 There are to\$ 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ There are to \$ 73,920 FEATURE SUBJECT COMPARABLE SALE # 1 COMPARABLE SALE # 2 COMPARABLE SALE # 3 Address 15104 Woodlawn Ave 15020 Woodlawn Ave 14522 Cottage Grove Ave 13913 S Wentworth Ave Dolton, IL 60419 Dolton, IL 60419 Dolton, IL 60419 Riverdale, IL 60827 Proximity to Subject 2.46 miles NW 0.09 miles N 0.87 miles NW Sale Price N/A 73,920 80,000 89,120 Sale Price/Gross Bldg. Area sq.ft. \$ 18.01 sq.ft. 21.74 sq.ft. 25.08 sq.ft \$ \$ Gross Monthly Rent N/A \$ 2,400 \$ 3,200 2,800 Gross Rent Multiplier 0.00 30.80 25.00 31.83 Price per Unit N/A \$ 24,640 \$ 20,000 29,707 Price per Room \$ N/A \$ 4,348 \$ 3,333 \$ 5,570 Price per Bedroom 12,320 \$ \$ 11,140 N/A \$ 10,000 Yes 🖂 No Yes 🖂 No Yes 🖂 No ⊠ No Rent Control Yes Data Source(s) MRED #09303048 MRED #09095557 MRED #09138759 Verification Source(s) Tax Record #29113090580000 Tax Record #29034300220000 Tax Record #29042080400000 VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION + (-) Adjustment + (-) Adjustment + (-) Adjustment Sale or Financing 0 FHA 0 Conventional Concessions None reported \$2,500 -2,500 None reported Date of Sale/Time 0 05/27/16 10/26/2016 0 11/16/2016 -1,800 Location Average Average Average Average Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site 6,800 sf 10,083 sf 08,670 sf 0 4,166 sf View Residential Residential Residential Residential Design (Style) 3-Flat/2-Story 3-Flat/2-Story 4-Flat/2-Story 0 3-Flat/2-Story Quality of Construction Brick Brick Brick Brick Actual Age 49 49 50 0 50 0 Condition Average Average Average Average Gross Building Area 3,680 3,554 3,855 4,104 0 0 Unit Breakdown Total Bdrms Baths Total | Bdrms Baths Total Bdrms Baths Total Bdrms Baths Unit #1 4 1 1.0 5 2 1.0 -1,500 6 2 1.0 0 4 1.0 -1,500 Unit # 2 6 6 2 1.0 +2,250 2 6 2.0 -750 3 6 1.0 3 1.1 Unit #3 6 3 1.1 6 2 1.0 +2,250 6 2 1.0 6 3 2.0 -750 Unit #4 -1,500 2 6 1.0 Basement Description Partial/Unfinished -1,500 Partial/Unfinished Full/Unfinished Basement Finished Rooms None None None None Functional Utility Average Average Average Average Heating/Cooling HWBB/3WAC HWBB/None +750 FWA/None -2,000 HWBB/None +750 Energy Efficient Items None None None None Parking On/Off Site 3 Car Garage 2 Car Garage +1,500 4 Car Spaces +3,000 2 Car Garage +1,500 Porch/Patio/Deck +2,500 None Patio/Storage None +2,500 Encl.Porch +500 Condition of Transaction/Sale Regular Foreclosure +1,850 Short sale +2,000 Regular Net Adjustment (Total) **+** \$ 9.600 \$ \$ -2,050Adjusted Sale Price Net Adj. Net Adj. 13.0 0.0 Net Adi. 2.3 % % % \$ of Comparables Gross Adi 17.0 \$ 83,520 Gross Adj 18.8 \$ 80,000 Gross Adj 8.5 % 87,070 Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units) 27,840 \$ \$ 20,000 \$ 29,023 Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms) \$ \$ \$ 4,913 3,333 5.442 Adiusted Price Per Bedrm (Adi. SP Comp / # of Comp Bedrooms) \$ 13,920 10,000 \$ 10,884 Value per Unit 85,293 Value per GBA 28,431 Units = \$ 21.61 3,855 GBA = \$83,307 Value per Rm. \$ Χ Rooms = \$82,848 Value per Bdrms. \$ Χ 5,178 16 12,402 7 Summary of Sales Comparison Approach including reconciliation of the above indicators of value. Comps #2 & #4 had concessions from sellers and were adjusted. Sales of comps #1, #2 & #4 were closed within the past 2.5 months. Sale of comp #3 was closed within the past 7.5 months and was adjusted at -2% for time (market conditions) in this area where property values declined during the past 24 months (refer to a MRED Area Market Survey, attached to the report). The appraiser considered that the lot sizes of these properties and ages of the buildings are not factors of adjustments in this case (they don't represent significant differences, in terms of market value, to potential buyers). Based on its MRED listing sale, comp #6 appears to be in superior general condition and was adjusted at approx. -5%. Additional bedrooms were adjusted at \$1,500 and additional half bathrooms were adjusted at \$750. Comp #2 shows a superior (full/unfinished) basement. Continues on next page.. Indicated Value by Sales Comparison Approach \$ 83,500 X gross rent multiplier (GRM) = \$ Indicated value by the Income Approach Total gross monthly rent \$ N/A 0 Comments on income approach including reconciliation of the GRM Not developed Indicated Value by: Sales Comparison Approach \$ 83,500 Income Approach \$ 0 Cost Approach (if developed) \$ The cost approach (non reliable for this old and deteriorated building) was not developed. The sales comparison approach, which presented sufficient and reliable sales either in the subject neighborhood or in adjoining and comparable areas, was given the major weight of the decision in the final conclusion. The income approach was not developed either This appraisal is made 🖂 "as is", 🗌 subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is , which is the date of inspection and the effective date of this appraisal. 83.500 . as of 01/11/2017

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Small Residential Income Property Appraisal Report File # Order #PW0117

Comes from the previous pageComps #2 and #4 show superior	
type of cooling systems. All comps were adjusted accordingly for their va adjusted for their inferior (lack of) exterior amenities. Comps #1 and #2 w	
2.5%.	ore parentaged as to consecut scales of short scales and wore adjusted at
Reconciliation	
After adjustments, most weight was given to the adjusted and rounded va	alue of comp #1, which is the only 3-Flat sold in the Village of Dolton
during the past twelve months. In addition, that property is the nearest bu	
months.	
A 1 1991 - 1 A 1 4	
Additional Notes  Location of Subject and Comps	
Location of Subject and Comps	
Unfortunately only one 3-Flat building was sold in the Village of Dolton (it	was used as comp #1 in the report). Due to the scarcity of 3-Flat sales
in Dolton, the appraiser considered the use of a the most comparable 4-f	
one that was used as comp #2. The same scarcity led the appraiser to ex	
comparable Villages of Riverdale and Calumet City, in order to provide or	
comparable Villages of Riverdale and Calumet City, in order to provide or months or are currently listed for sale; and selected the buildings used as case.  While the distances of comps #3, #4, #5 and #6 from the subject site may were selected as the the most comparable to Subject and even the near justified due to the scarcity of 3-Flats sold during the past twelve months. Comps #4 and #5 are located in a comparable area (Calumet City); howevalues of properties located in the immediate area of the subject (in Dolton	s comps #3, #4, #5 and #6 as the most reliable indicators of value in this
While the distances of comps #3, #4, #5 and #6 from the subject site ma	y appear excessive (more than one and even two miles), those buildings
were selected as the the most comparable to Subject and even the near	
justified due to the scarcity of 3-Flats sold during the past twelve months	
Comps #4 and #5 are located in a comparable area (Calumet City); howe	
values of properties located in the immediate area of the subject (in Dolto	on); therefore, those comps were adjusted at -10%.
COOT A PROPOSITION VALUE	Makes to the Proof Make
Provide adequate information for the lender/client to replicate the below cost figures and calci	(not required by Fannie Mae)
Support for the opinion of site value (summary of comparable land sales or other methods for	
Capper, in the opinion of the last (cannot be seen and cannot be seen	THO COOPER
	I
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data  Quality rating from cost service Effective date of cost data  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Not developed	OPINION OF SITE VALUE         =\$           DWELLING         3.855 Sq.Ft. @ \$         =\$
Source of cost data  Quality rating from cost service Effective date of cost data	DWELLING 3,855 Sq.Ft. @ \$ =\$ 497 Sq.Ft. @ \$ =\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Staircases ==\$
Not developed	Garage/Carport 696 Sq.Ft. @ \$ =\$
	Total Estimate of Cost-New =\$
	Less Physical Functional External
	Depreciation =\$(
	Depreciated Cost of Improvements ==\$
	"As-is" Value of Site Improvements ==\$
Estimated Remaining Economic Life (HUD and VA only) 12 Years	INDICATED VALUE BY COST APPROACH ==\$
	FOR PUDs (if applicable)
	No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the H	OA and the subject property is an attached dwelling unit.
Legal Name of Project	
Total number of phases Total number of units	Total number of units sold
Total number of units rented  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD?  Yes	Data source(s)  No If Yes, date of conversion.
Does the project contain any multi-dwelling units? Yes No Data Source	NO II 165, date of conversion.
Are the units, common elements, and recreation facilities complete?	If No, describe the status of completion.
Total number of phases Total number of units Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD?  Does the project contain any multi-dwelling units?  Yes No Data Source  Are the units, common elements, and recreation facilities complete?  Yes No	
Are the common elements leased to or by the Homeowners' Association?	No If Yes, describe the rental terms and options.
Describe common elements and recreational facilities.	
ביסטוואט טטוווווטוו טופוווטוונס מווע ופטופמנוטוומו ומטווונופס.	

Main File No. Order #PW0117 | Page # 6 of 31

Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit

### Small Residential Income Property Appraisal Report File # Order #PW0117

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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### Small Residential Income Property Appraisal Report File # Order #PW0117

The Appraiser certifies and agrees that: APPRAISER'S CERTIFICATION:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

### Small Residential Income Property Appraisal Report File # Order #PW0117

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

#### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Cummum Mgott.	Olana da ura
Signature	Signature
Name Ruben D Montoya	Name
Company Name ARDIMS	Company Name
Company Address <u>9324 Linder Ave,</u>	Company Address
Morton Grove, IL 60053	
Telephone Number 773-216-3699	Telephone Number
Email Address ardims@hotmail.com	Email Address
Date of Signature and Report 01/13/2017	Date of Signature
Effective Date of Appraisal 01/11/2017	State Certification #
State Certification # 556.003628	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State <u>IL</u>	_
Expiration Date of Certification or License 09/30/2017	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
15104 Woodlawn Ave	<ul> <li>Did inspect exterior of subject property from street</li> </ul>
Dolton, IL 60419	Date of Inspection
	Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$ 83,500	Date of Inspection
LENDER/CLIENT	COMPARABLE SALES
Name Paris N Winston	_ Did not inspect exterior of comparable sales from street
Company Name Paris N Winston	_ Did inspect exterior of comparable sales from street
Company Address 15104 Woodlawn Ave, Dolton, IL 60419	Date of Inspection
10101 WoodidWill Wo, Bolton, IE 00410	_ Date of inspection
Email Address lopez@robsonlopez.com	<del>-</del> -

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Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit Small Residential Mcome Property Appraisal Report File # Order #PW0117 COMPARABLE SALE # 4 COMPARABLE SALE # 5 FEATURE COMPARABLE SALE # 6 Address 383 Yates Ave 15104 Woodlawn Ave 299 Yates Ave 13814 S Wentworth Ave Calumet City, IL 60409 Calumet City, IL 60409 Dolton, IL 60419 Riverdale, IL 60827 Proximity to Subject 1.41 miles NE 1.32 miles E 2.58 miles NW Sale Price \$ 100,000 98,900 N/A 99,900 Sale Price/Gross Bldg. Area sq.ft. \$ 26.87 sq.ft. 26.58 sq.ft. 23.57 sq.ft \$ \$ Gross Monthly Rent \$ N/A \$ \$ 2,600 2,800 \$ 3,100 Gross Rent Multiplier 0.00 38.46 35.32 32.23 Price per Unit \$ N/A \$ 33,333 \$ 32,967 33,300 Price per Room \$ N/A \$ \$ \$ 6,250 5,876 6,181 Price per Bedroom \$ N/A \$ \$ \$ 12,500 12,363 12,488 Rent Control Yes 🖂 No Yes 🖂 No Yes No Yes 🖂 No Data Source(s) MRED #09034418 MRED #09366123 MRED #09470864 Verification Source(s) Tax Record #29041040450000 Tax Record #29122040180000 Tax Record #29122200050000 VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-) Adjustment DESCRIPTION +(-) Adjustment DESCRIPTION +(-) Adjustment Sale or Financing FHA 0 Active Listing 0 Active Listing Concessions \$3,000 -3,000 None reported None reported 0 Contract 11/16 Date of Sale/Time 11/28/2016 -7,900 Active L. - 7 dom -8,000 Location Superior/HigherVIs -10,000 Superior/HigherVIs -9,000 Average Average SALES COMPARISON APPROACH Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site 6,800 sf 5,040 sq.ft. 0 5,040 sq.ft. 0 4,166 sq.ft. 0 View Residential Residential 0 Residential 0 Residential 0 Design (Style) 3-Flat/2-Story 3-Flat/2-Story 3-Flat/2-Story 3-Flat/2-Story Quality of Construction Brick Brick Brick Brick Actual Age 0 48 0 50 49 45 0 Condition -5,000 Average Average Average Average to Good Gross Building Area 3,855 3,721 0 3,721 4,239 0 Unit Breakdown Total Bdrms Baths Bdrms Total Bdrms Total Bdrms **Baths** Total **Baths Baths** Unit #1 4 -1,500 -1,500 -1,500 1.0 4 1.0 4 1.0 5 1.0 Unit #2 6 6 +750 +750 3 1.1 3 1.0 3 1.1 6 3 1.0 Unit #3 +750 1.0 6 6 3 3 +750 3 1.1 1.0 6 1.1 6 3 Unit #4 Basement Description Partial/Unfinished Partial/Unfinished Partial/Unfinished Partial/Unfinished Basement Finished Rooms None None None None Functional Utility Average Average Average Average Heating/Cooling HWBB/3WAC FWA/None -2,000 HWBB/None +750 HWBB/3WAC Energy Efficient Items None None None None Parking On/Off Site +4,000 3 Car Spaces 3 Car Garage 2 Car Garage +1,500 3 Car Spaces +4,000 Porch/Patio/Deck Encl.Porchs/Patio +500 Patio/Storage 0 Encl.Porchs/Patio 0 Encl.Porches Condition of Transaction/Sale Regular Regular Regular Regular Net Adjustment (Total) X \$ -13,500 -13,650 \$ -8,500 Adjusted Sale Price Net Adj. Net Adj. Net Adj. 13.5 % 13.8 % 8.5 % of Comparables Gross Adj 19.5 % 86,500 Gross Adi 23.4 % \$ 85,250 Gross Adi 20.5 % 91,400 Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units) \$ 28,833 28,417 30,467 \$ Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms) \$ \$ 5,406 \$ 5,328 5,376 Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms) \$ 10,813 \$ 10,656 \$ 11,425 Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). COMPARABLE SALE # 4 COMPARABLE SALE # 5 COMPARABLE SALE # 6 SUBJECT Date of Prior Sale/Transfer 12/29/2011 11/29/2012 04/23/1990 08/06/2015 Price of Prior Sale/Transfer \$105,000 \$80,000 \$143,000 \$24,500 Data Source(s) MRED, Cook County Tax R. Effective Date of Data Source(s) 01/11/2017 01/11/2017 01/11/2017 01/11/2017 Analysis of prior sale or transfer history of the subject property and comparable sales Comp #4 was purchased in 2012 (\$80,000). Comp #5 was purchased in 1990 (\$143,000). Comp #6 was purchased, as a foreclosure sale, in August 2015 for \$24,500. No other prior sales were found on these additional comps within the past three years Comps #5 and #6 are still active listing sales which were adjusted at -8% (average LP/SP reduction found among the comps analyzed) for probable negotiation terms/discounts. For other adjustments applied to these additional comps, please refer to pages two and three of the URAR report ANALYSIS / COMMENTS

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Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24 Desc Exhibit **Supplemental Addendum** File No. Order #PW0117

			1 110	ono. Oldel #1 VVOTT	
Borrower/Client	Paris N Winston	-			
Property Address	15104 Woodlawn Ave				
City	Dolton	County Cook	State IL	Zip Code 60419	
Client	Paris N Winston				

#### • Small Income : Improvements - Condition of the Property

Subject property is a 49 years old brick 3-Flat/2-Story building, which is kept in average condition and exhibites normal physical interior deterioration (due to the original age of the building - 49 years of use and typical wear and tear) and deferred maintenance at some areas. Its floor plan and utility are good and considered, somehow, typical in the subject neighborhood. It shows a 4-room/1-bedroom/1-bath simplex unit in its lower level (Unit A) and two identical 6-room/3-bedroom/1.1-bath simplex units in its first and second floorss (Units B & C); and has a partial basement, which houses the laundry room and utility room of the building.

Neither functional interior/exterior inadequacies nor external obsolescence were found.

No significant or major recent improvements/updates were observed on this property. No major but cosmetic repairs appeared to be needed by the time of the inspection.

The property counts on a paved patio, on a framed storage room and on a framed three-car garage, all located at the back of the site.

All services (water, electricity, mechanicals) were turned on during the inspection and were found in operating/functional condition.

#### **Client and Appraisal Fee**

Paris N Winston is my client and the compensation for this appraisal assignment is \$350.00, which was paid to the appraiser in January 11, 2017.

#### **Prior Appraisal of this Property**

The appraiser of this report, as indicated in the signature section, has not provided any prior services for the subject property in the 36 months prior to the effective date of the report.

		A 1 age 12 01 33		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



### **Subject Front**

15104 Woodlawn Ave Sales Price N/A Gross Living Area 3,605 Total Rooms 16 Total Bedrooms Total Bathrooms 3.2 Location Average View Residential 6,800 sf Site Brick Quality Age 49



**Scene Street - North** 



**Scene Street - South** 

		A 1 age 13 01 33		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



### **Subject Rear**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855





**Subject Side - South** 



		A Fage 14 01 33					
Borrower/Client	Paris N Winston	-					
Property Address	15104 Woodlawn Ave						
City	Dolton	County Cook	State 1	L	Zip Code	60419	
Client	Paris N Winston						



### **Living Room**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855





### **Kitchen**



		71 1 age 10 01 00		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			

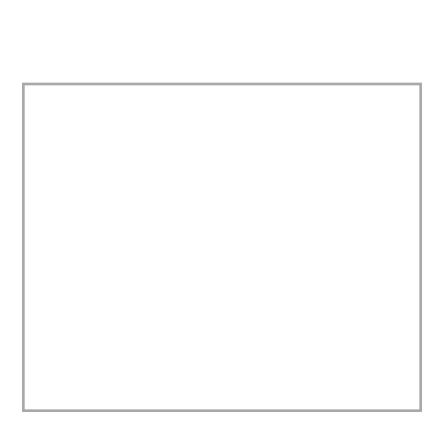


#### **Bedroom**

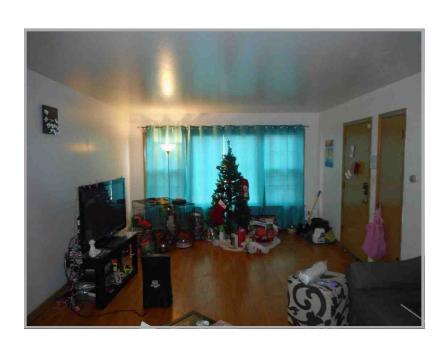
15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



#### **Bathroom**



		71 1 age 10 01 00		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



### **Living Room**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855





### **Kitchen**



		71 1 age ±1 61 <b>00</b>				
Borrower/Client	Paris N Winston	-				
Property Address	15104 Woodlawn Ave					
City	Dolton	County Cook	State II	L Zip Code	60419	
Client	Paris N Winston					



#### **Bedroom**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



### **Bedroom**



### **Bedroom**

		71 1 age 10 01 00		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



#### **Bathroom**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



### **Half Bathroom**

		A 1 age 13 01 33		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



### **Living Room**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



### **Dining Room**



### **Kitchen**

		A 1 age 20 01 33		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



#### **Bedroom**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



### **Bedroom**



### **Bedroom**

		71 1 age 21 61 66		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



#### **Bathroom**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



### **Half Bathroom**

		A 1 age 22 01 33					
Borrower/Client	Paris N Winston	-					
Property Address	15104 Woodlawn Ave						
City	Dolton	County Cook	State	IL	Zip Code	60419	
Client	Paris N Winston						



### **Laundry Area**

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855



### **Utility Area**

		71 1 age 20 01 00		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



### Garage

15104 Woodlawn Ave Sales Price N/A Gross Building Area 3,855





		A Fage 24 01 33					
Borrower/Client	Paris N Winston	-					
Property Address	15104 Woodlawn Ave						
City	Dolton	County Cook	State	IL	Zip Code	60419	
Client	Paris N Winston				•		



### **Comparable 1**

15020 Woodlawn Ave

Prox. to Subject 0.09 miles N Sale Price 73,920 Gross Living Area 4,104 17 Total Rooms Total Bedrooms 6 Total Bathrooms 3 Location Average View Residential 10.083 sf Site Quality Brick 49 Age



### Comparable 2

14522 Cottage Grove Ave

Prox. to Subject 0.87 miles NW Sale Price 80,000 Gross Living Area 3,680 Total Rooms 24 Total Bedrooms Total Bathrooms 4 Location Average View Residential 8,670 sf Site Brick Quality Age 50



### Comparable 3

13913 S Wentworth Ave

Prox. to Subject 2.46 miles NW Sale Price 89,120 Gross Living Area 3,554 Total Rooms 16 Total Bedrooms 8 Total Bathrooms 5 Location Average View Residential Site 4,166 sf Brick Quality Age 50

		A Fage 23 01 33					
Borrower/Client	Paris N Winston	-					
Property Address	15104 Woodlawn Ave						
City	Dolton	County Cook	State	IL	Zip Code	60419	
Client	Paris N Winston						



### Comparable 4

299 Yates Ave

Prox. to Subject 1.41 miles NE Sales Price 100,000 Gross Living Area 3,721 Total Rooms 16 Total Bedrooms 8 Total Bathrooms 3

Superior/HigherVIs Location

View Residential 5,040 sq.ft. Site Quality Brick 45 Age



### Comparable 5

383 Yates Ave

Prox. to Subject 1.32 miles E Sales Price 98,900 Gross Living Area 3,721 Total Rooms 16 Total Bedrooms Total Bathrooms 3.2

Location Superior/HigherVIs Residential View 5,040 sq.ft. Site Brick Quality Age 48



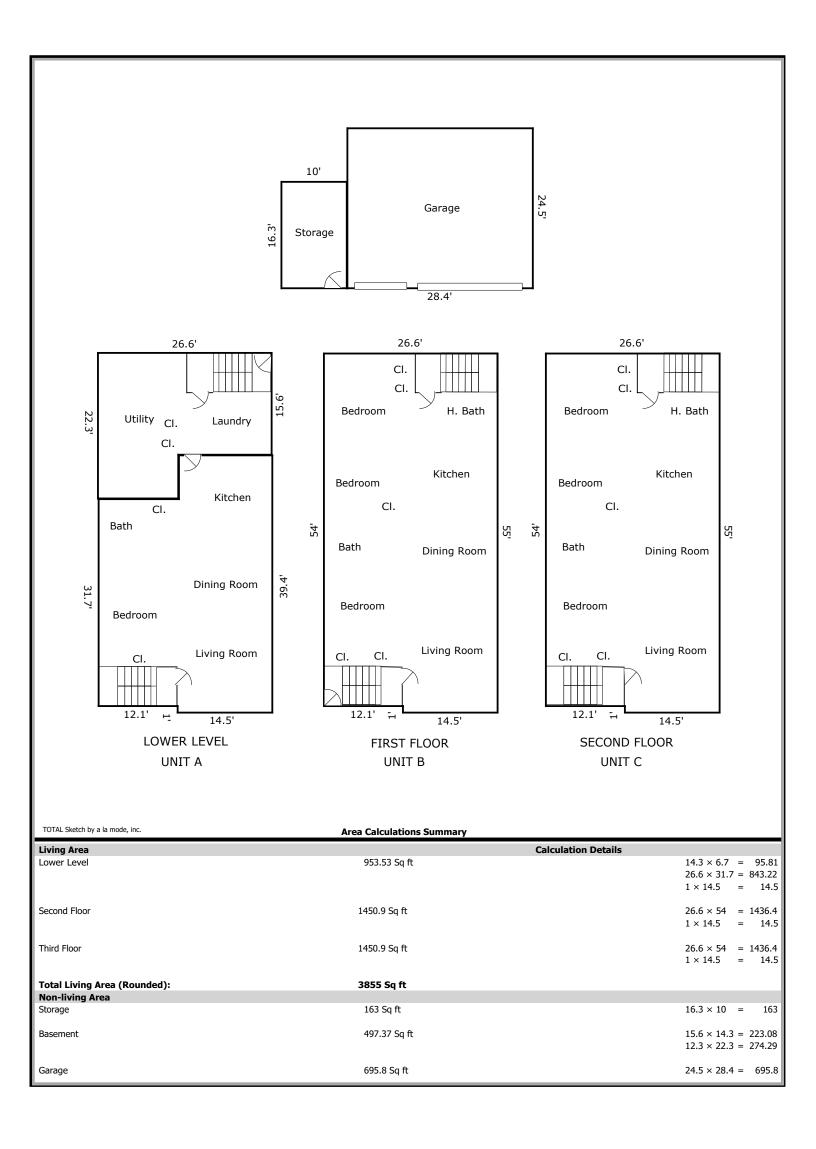
### Comparable 6

13814 S Wentworth Ave

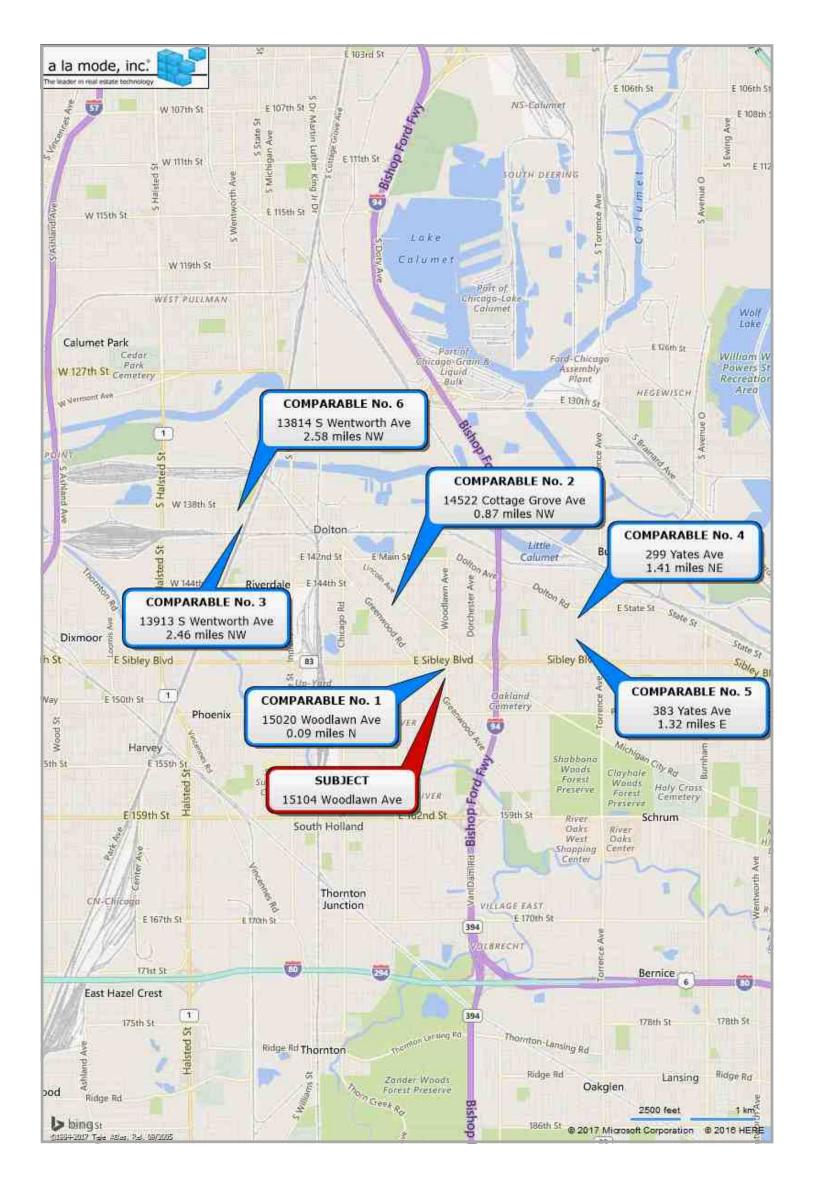
Prox. to Subject 2.58 miles NW Sales Price 99,900 Gross Living Area 4,239 Total Rooms 17 Total Bedrooms 8 Total Bathrooms 3 Location Average View Residential Site 4,166 sq.ft. Brick Quality Age

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24 Desc Exhibit Case 17-00117 Doc 25-1 Filed 05/17/17 Entered 05/17/17 23:26:24

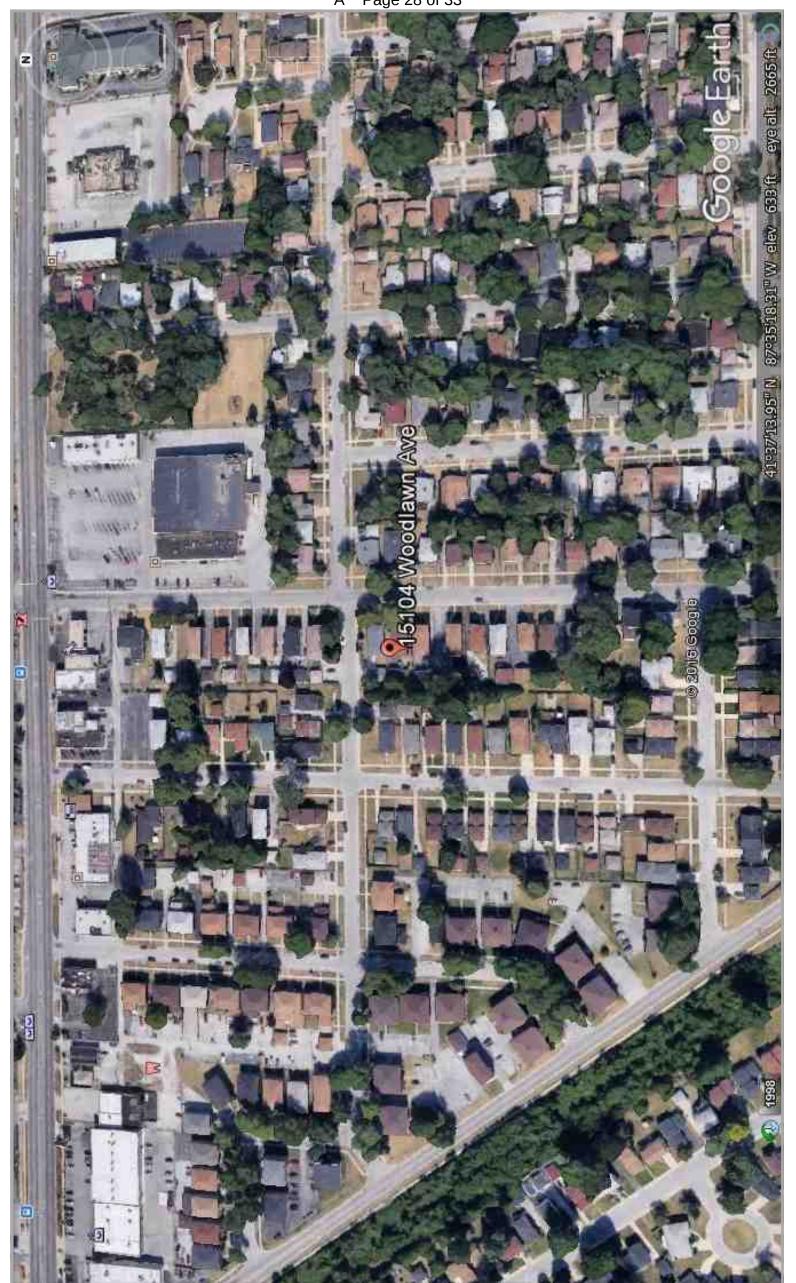
		A 1 age 20 01 33		
Borrower/Client	Paris N Winston	-		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			



		A 1 age 27 01 33		
Borrower/Client	Paris N Winston	•		
Property Address	15104 Woodlawn Ave			
City	Dolton	County Cook	State IL	Zip Code 60419
Client	Paris N Winston			

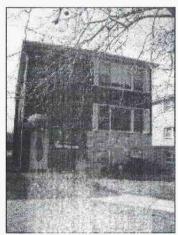


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### Case 17-00117 MRED Prior Listing 33 le Entered 05/17/17/23:26:24

Desc Exhibit



Two to Four Units MLS #: 07719988 Status: CLSD List Date: 01/27/2011 Area: 419 List Dt Rec: 01/27/2011

Address: 15104 S Woodlawn Ave , Dolton, Illinois 60419

Directions: SIBLEY TO WOODLAWN S TO ADDRESS

Off Mkt: 11/15/2011 Year Built: 1968 Dimensions: **50X136**Ownership: **Fee Simple** Corp Limits: Dolton

Coordinates: S:17 E:1 Acreage: 0

Total Bedrooms: 7

Total Rooms: 16

Sold by: Michael Nash (111482) / Enterprise Realty Power Broker (12469)
Closed: 12/29/2011 Contract: 11/15/2011 List. Mkt Time:

Financing: FHA Blt Before 78: Yes

Subdivision: Township: Thornton

Total Baths 3/2 (Full/Half): Basement: Full

Total Units: 3

List. Mkt Time: 293 Points: 3150 Contingency: County: Cook Model: Parking: Garage # Spaces: Gar:3

Contingency

List Price: \$110,000

Sold Price: \$105,000 (S)

Orig List Price: \$145,000

Parking Incl. In Price: 3 BR Unit: Yes

Zoning: Multi-Family Waterfront: No

Great Investment Opportunity! (2) 3-bdrm apts, w/1.1 baths, & (1) 1 bdrm Apt. Hardwood floors. 3 car garage w/storage shed. Two Coin operated washer & dryers. Fully occupied. Tenants pay all utilities. APPROVED SHORT SALE! This property is ready to Close immediately

School Data Elementary: (149) Junior High: (149) High School: (205) Other:

Taxes/Assessments PIN: 29113120520000

Mult PINs: No Tax Amount: \$11 Tax Year: 2009 Exemptions:

Special Assessments: Unknown

**Financial Info** 

Total Rental Income: Net Operating Income: Gross Income: Gross Expenses: Other Income:

			special service	Area. NO				
Unit #1 1 Unit #2 2 Unit #3 3 Unit #4	So Ft	Rooms 4 6 6	Bedrooms 1 3 3	1/0 1/1 1/1 1/0	Master Bath	Sec Deposit 0 1150 1150	Rent 750 1150 1150	Lease Exp MO/MO MO/MO MO/MO
Age: 41-50 Years		G	arage Ownersh	ip: N/A		Tenant Pays (1	): Electric, Heat	
Type-Multi Unit: 3 Flat		G	arage On Site:	Yes		Tenant Pays (2	): Electric, Heat	
Style:		G	Garage Type: No	one		Tenant Pays (3	): Electric, Heat	
Const Opts:		G	iarage Details:			Tenant Pays (4	):	
General Info: None		P	arking Ownersh	ip:		Water: Public		

Parking On Site: Amenities: Ext. Bldg, Type: Brick Parking Details: Appliances/Features (1): Stove, Refrigerator, Window Air Conditioner Lot Size: Less Than .25 Acre Lot Descr

Appliances/Features (2): Stove, Refrigerator, Window Air Conditioner Roof: Foundation: Appliances/Features (3): Stove, Refrigerator, Window Air Conditioner Exst Bas/Fnd: Ext Prop Feats: Appliances/Features (4): Bath Amn:

Basement Details: Finished Additional Rooms: Workroom Sewer: Sewer-Public Heating: Gas, Hot Water/Steam, Baseboard, Indv Controls Equipment:

HERS Index Score: Green Disc: Green Rating Srce: Green Feats: Possession: Closing

Sale Terms:

Agent Remarks: CC: Pursuant to Short Sale.

Internet Listing: A VOW AVM: Yes Listing Type: Exclusive Right to Sell Holds Earnest Money: No Coop Comp: 2.5%-200 (on Gross SP) Additional Sales Information: Short Sale Showing Inst: Call 708-927-7225

VOW Comments/Reviews: No Cont. to Show?:

Remarks on Internet?: Yes

Owner: Owner of Record Broker: Real People Realty Inc (16938) List Agent: Darrell Hill (186052)

Ph #: (815) 469-7449

Addr on Internet?: Yes Lock Box: Special Comp Info: Short Sale **Expiration Date:** Agent Notices:

Agent Owned/Interest: No

Team:

Ph #: Email: dhill919w@yahoo.com

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared Bv: Patricia Ouinchia | Cell: (773) 616-3216x | 01/10/2017 10:23 AM

MLS #: 07719985

Prepared By: Patricia Quinchia | Cell: (773) 616-3216x | 01/10/2017 10:23 AM

Recording Date

01/11/2012

07/08/2009

### 15104 Woodlawn Ave. Dolton, IL 60419-2895, Cook County

Owner Informati	on						
Tax Billing Address: 151		Winston Paris N 15104 Woodlawn Ave Dolton, IL		Tax Billing Zip: Tax Billing Zip+4: Owner Occupied:		60419 2895 Yes	
Location Informa		,	11.000.00.00		3 · 40 · 60	2	
Township:		hornton	Carr	ier Poute:	CDI	10	
Township Range Sect:		6N-14E-11		Carrier Route: Flood Zone Code:		C008 X	
Subdivision:	С	Calumet		Flood Zone Panel:		17031C0752J	
Census Tract:	8	263.04	Floo	d Zone Date:	08/	/19/2008	
Tax Information							
Parcel ID:	2	29113120520000		Lot #:		43	
County Assessor Link:	2	29-11-312-052-0000		% Improved:		88%	
ax Area:		7034	Exer	Exemption(s):		Homestead	
Block # : Legal Description:	6	43 & L44 B6 CALUMET T	EDDACE N	515 1 ET W240 90ET 9	EE1 // C	11 T26N D14E	
Assessment & Ta		45 & E44 DO CALONET T	ERRACE II	313.1 FT W340.09FT S	3E1/4 3	11 130N K14E	
	×						
Assessment Year		2014		2013		2012	
Assessed Value - Tot		\$18,706		\$19,857		21,624	
Assessed Value - Lan		\$2,210		\$2,210		2,210	
Assessed Value - Imp YOY Assessed Chang		\$16,496 -\$1,151		\$17,647 -\$1,767	1	\$19,414	
YOY Assessed Chang		-5.8%		-8.17%			
Tax Amount						Change (%)	
\$10,482		ax Year 012	Cna	nge (\$)	Cna	inge (%)	
\$9,826				57	-6.2	16%	
\$9,813		2014				3%	
Characteristics			-	To a series of the control of the co			
			Dod		541.4	n. 7	
Universal Land Use: County Use Code:		Apartment Apartments 2-6		rooms: is - Full:	MLS 3	5; /	
Year Built:		1968		Baths - Half:		2	
Lot Sq Ft:	6	,800		l Units:	3		
Lot Acres:		.1561		ement Type:	Ful		
Bldg Class: Building Type:		211 Residential		ement Improvements: Type:		ished	
Building Sq Ft:		,063		ing Type:	Nor Yes		
# of Buildings:		1		ing Type:		ached Garage	
Style:	M			Material:	Asp	halt Shingle	
Stories:	2		Exte	rior:	Mas	sonry	
Condition:		Average					
Listing Informati	on						
MLS Listing Number:	0	07719988 M		Listing Price:	\$1.1	10,000	
MLS Status:		losed		MLS Sold Price:		05,000	
MLS Area Name:		DOLTON 01/27/2011		Listing Broker Name: Listing Agent Name:		AL PEOPLE REALTY INC 5052-Darrell Hill	
MLS Listing Date: 01/27/2011 MLS Off Market Date: 11/15/2011				ng Broker Name:	ENT	TERPRISE REALTY POWER OKER L.L.C.	
		12/29/2011 \$145,000		ng Agent Name:	Mic	hael Nash	
MLS Listing #	07637944	06149323					
MLS Status	Cancelled	Closed					
MLS Listing Date	09/20/2010	05/22/2006					
MLS Closed Date	0.000	07/19/2006					
MLS Off Market Date	01/26/2011	06/05/2006					
MLS Orig Listing Price	\$175,000	\$325,000					
MLS Listing Price	\$155,000	\$325,000					
MLS Sold Price		\$325,000					

09/13/2007

08/18/2006

04/06/2004

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#### Area Market Survey Criteria

Status: Closed Property Type: Detached Single, Two to Four Units Area: Dolton Closed Date: 01/12/2015 through 01/11/2016 Bedrooms - Above Grade: 4 or more Total Full/Half Baths: 2 or more City: Dolton (Begins With) County: Cook

#### **Sold Properties**

Sold Price Range	# Listings	Avg. Days on Mkt
Less than \$49,999	11	210
\$50,000 - \$99,999	8	133
\$100,000 - \$149,999	10	160

#### **Sold Properties Summary**

# Units	Avg. MT	Median Sold Price	Avg. Sold Price	Max. Sold Price	Min. Sold Price	Total Volume
29	172	\$78,000	\$71,954	\$135,000	\$9,900	\$2,086,657

#### - Area Market Survey Criteria -

**Status:** Closed **Property Type:** Detached Single, Two to Four Units **Area:** Dolton **Months Back:** 12 Months **Closed Date:** 01/12/2016 through 01/11/2017 **Bedrooms - Above Grade:** 4 or more **Total Full/Half Baths:** 2 or more City: Dolton (Begins With) County: Cook

#### **Sold Properties**

Sold Price Range	# Listings	Avg. Days on Mkt
Less than \$49,999	10	130
\$50,000 - \$99,999	9	97
\$100,000 - \$149,999	8	82

### **Sold Properties Summary**

# Units	Avg. MT	Median Sold Price	Avg. Sold Price	Max. Sold Price	Min. Sold Price	Total Volume
27	105	\$55,000	\$72,101	\$149,000	\$6,500	\$1,946,720



Byon a Jehreider BRYAN A. SCHNEIDER

The official status of this license can be verified at www.idfpr.com

Cut on Dotted Line

10098505

FROM:

Ruben D Montoya

Certified Real Estate Appraiser

9324 Linder Ave

Morton Grove, IL 60053

T0:

Paris N Winston 15104 Woodlawn Ave Dolton, IL 60419

,

E-Mail: lopez@robsonlopez.com

**Telephone Number:** 708-657-7676

Alternate Number:

**INVOICE** 

INVOICE NUMBER

DATES

Invoice Date: January 11, 2017

Due Date:

REFERENCE

Internal Order #: Lender Case #:

Client File #: FHA/VA Case #:

Main File # on form: Order #PW0117

Other File # on form: Federal Tax ID: Employer ID:

**DESCRIPTION** 

Lender: Paris N Winston Client: Paris N Winston

Fax Number:

Purchaser/Borrower: Paris N Winston
Property Address: 15104 Woodlawn Ave

City: Dolton

County: Cook State: IL Zip: 60419

Legal Description: Lots 43, 44; Block 6 in Calumet Terrace, North 515.1 ft, West 340.89 ft, Southeast 1/4 of Section 11 Township 36

FEES AMOUNT

350.00

Check received 01/11/2017, from Paris N Winston

**SUBTOTAL** 

350.00

PAYMENTS				AMOUNT
Check #: Check #: Check #:	Date: Date: Date:	Description: Description: Description:		350.00
Appraisal was p	paid in full.		SUBTOTAL	350
			TOTAL DUE	\$ 0.00